

January 22, 2007

RE: Stor-U-Self Partial Portfolio Sale

Anastasia N. Malagisi
Sperry Van Ness/Storage Realty
6622 Main Street, Suite 7
Williamsville, NY 14221

Dear Anastasia,

I wanted to take a moment to thank the Sperry Van Ness team for your help with our recent transaction. The Sperry Van Ness National Self Storage Team, led by Nick Malagisi, assisted us with the sale of five self storage facilities in 2006. We could not have been more pleased with their work. We initially sat down with Nick and his team in early 2006 to discuss the potential sale. At our initial meeting we were extremely impressed with the up front work Nick's team had done prior to the meeting. They came prepared with an in-depth knowledge and marketing materials of the New England market, our specific markets, our facilities, and our position relative to our competition. They had clearly done their homework and quickly earned our confidence in their abilities. Shortly after our initial meeting and subsequent meetings with other brokers, we chose Nick's team to help us in the disposition of our assets. From the onset of the marketing efforts through the closing Nick's team was extremely thorough, professional, responsive, realistic, and dedicated to helping us achieve our goals. Unlike some brokers who earn a listing and then seem to disappear, Nick and his team were constantly in touch and accessible.

When it came time to review and negotiate offers for our facilities, Nick's years of experience with the buyers and sellers of self storage facilities proved invaluable. Nick helped us understand the strengths and weaknesses of each offer and buyer, so that we could truly evaluate each offer beyond what was simply contained in the letters of intent. Once we accepted an offer, Nick and his team remained active through the sales process and closing. They constantly checked in to make sure that both the buyer and seller were working towards our milestones in the contract. Any time we hit a bump in the road, Nick and his team were there to keep the deal on track. All together, the efforts of the Sperry Van Ness National Self Storage Team ultimately led us to a smooth closing and successful realization of our goals with this disposition. The next time we choose to sell any of our self storage facilities we will certainly call Nick and his team.

Best regards,



Brandon Kelly
Principal & Chief Operating Officer
Stor-U-Self & R.J. Kelly Company